

PRESIDIO HEIGHTS RESIDENCE

TRADITIONAL ELEGANCE & CONTEMPORARY DESIGN

3460 CLAY STREET SAN FRANCISCO



Presented by:

MALIN GIDDINGS

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MAXIMILLIAN ARMOUR

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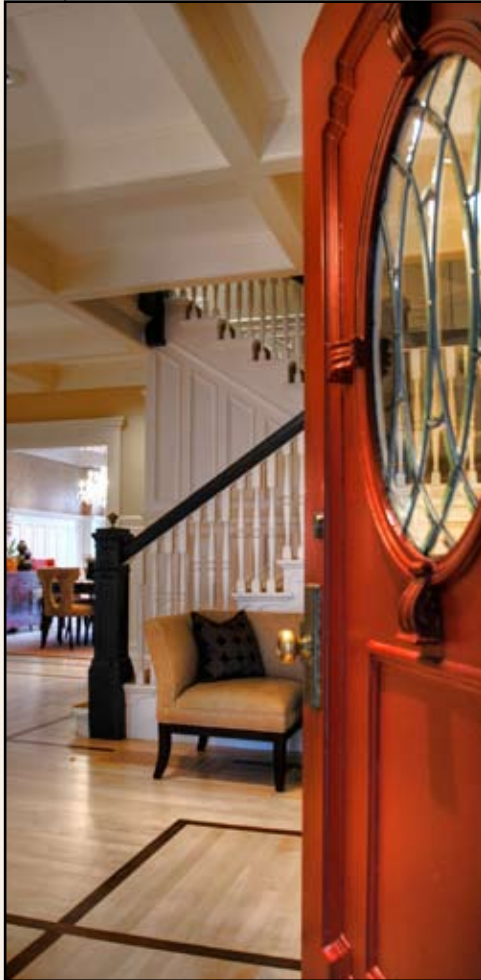
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OVERVIEW



DESCRIPTION OF THE PROPERTY

Traditional Edwardian elegance and contemporary design combine to provide a wonderful ambience in this well-located family home. Architectural detailing abounds with beautiful inlay hardwood floors, wainscots, box beam and coved ceilings. The floor plan is perfectly suited for entertaining and comfortable daily living, indoors and out.

The custom installations throughout the house will be appreciated by the new owner, in particular, the finest craftsmanship in the custom cabinet work, tile & stone surfaces, lighting & wall finishes, plus all the modern conveniences.

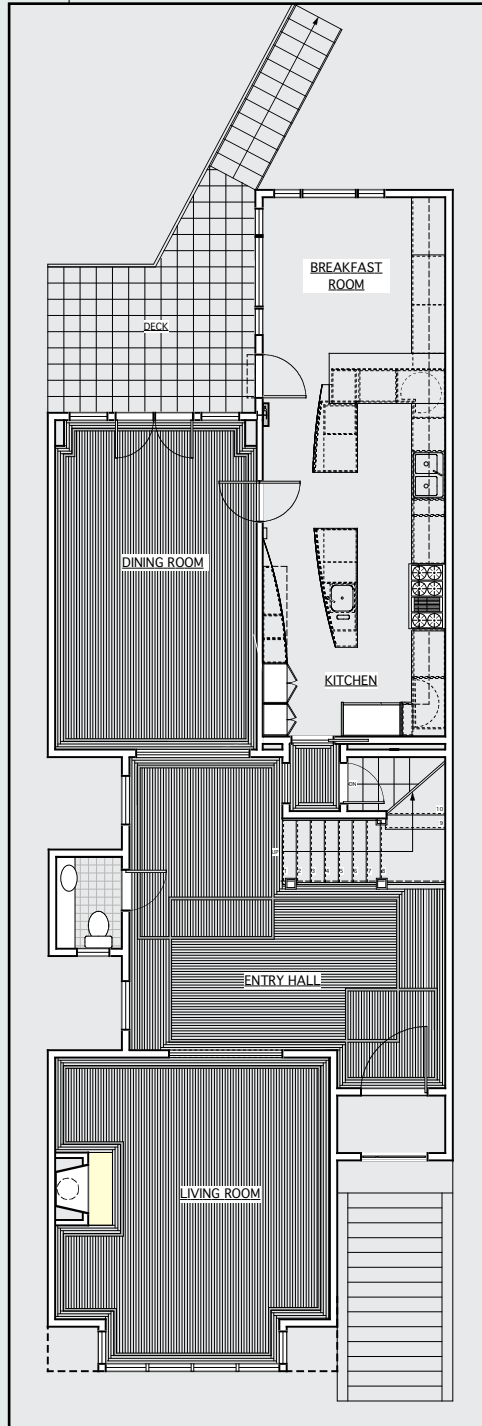
OFFERED AT \$5,995,000

ABSTRACT

- Built in 1900
- 6 bedrooms, 4.5 baths
- Living room with fireplace
- Formal dining room
- Gourmet kitchen/family room
- Family/media room
- At-home office
- Patio/garden
- Garage & driveway



MAIN LEVEL



The FOYER introduces the period architectural detailing with its stained glass windows and handsome staircase.

The gracious LIVING ROOM with coffered ceiling, bay window and sleek modernist fireplace provides an elegant yet comfortable setting for family and friends.

The formal DINING ROOM features a box-beamed ceiling, wainscot, back-lit plate railing and inlay crystal chandelier. French doors with transom open to the delightful slate terrace for alfresco dining.

A designer POWDER ROOM with tile surround and glass vanity adjoins.

Step down to the beautifully landscaped GARDEN with maple & fruit trees, greens and colorful blooms.

The custom KITCHEN/FAMILY ROOM will be appreciated by the gourmet cook and caterer alike with ample custom cabinets, expansive marble counter tops and large work island. The open layout is ideal for the family at home congregating in the kitchen!

Top of the line appliances include:

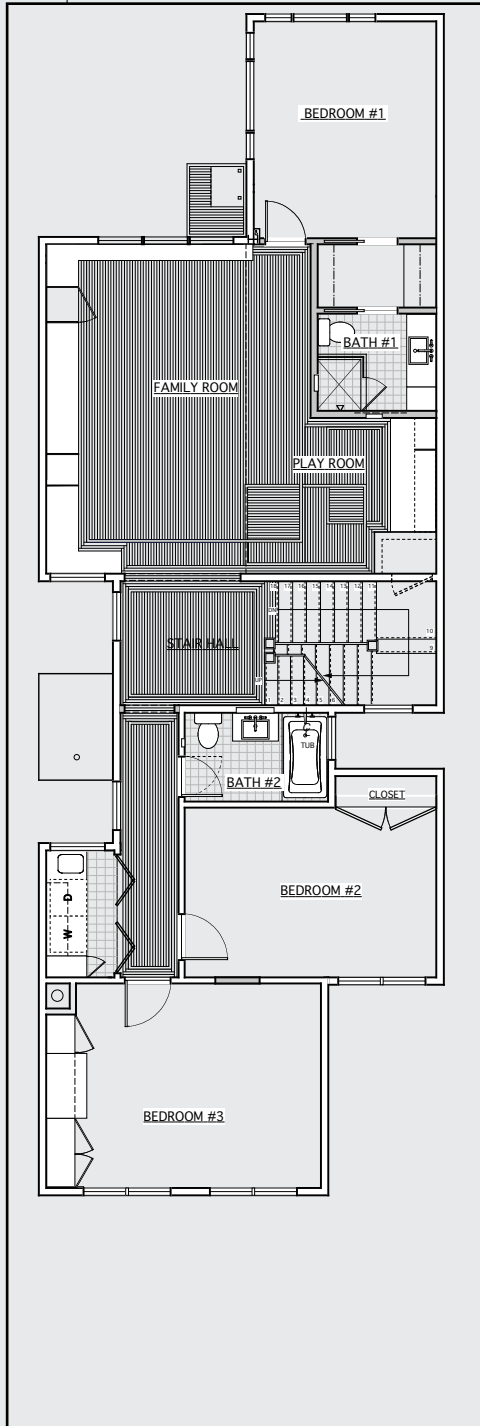
- Viking six-burner stove & grill with double ovens
- Sub-Zero refrigerator/freezer
- Sub-Zero cold storage drawers
- KitchenAid microwave oven
- KitchenAid compactor

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SECOND LEVEL



The second floor centers around the spacious FAMILY/MEDIA ROOM with custom built-in entertainment center and spacious desktop. Picture windows toward the view make this the center stage for the family work and play in the home.

The north facing BEDROOM overlooks the garden and enjoys a bay view; a tiled BATH with shower adjoins.

The front BEDROOM looks out to the pretty tree-lined street and has a coved ceiling with rosette, wainscot and original built-in make-up vanity & drawers. This and the middle BEDROOM share a tiled BATH with shower over deep tub.

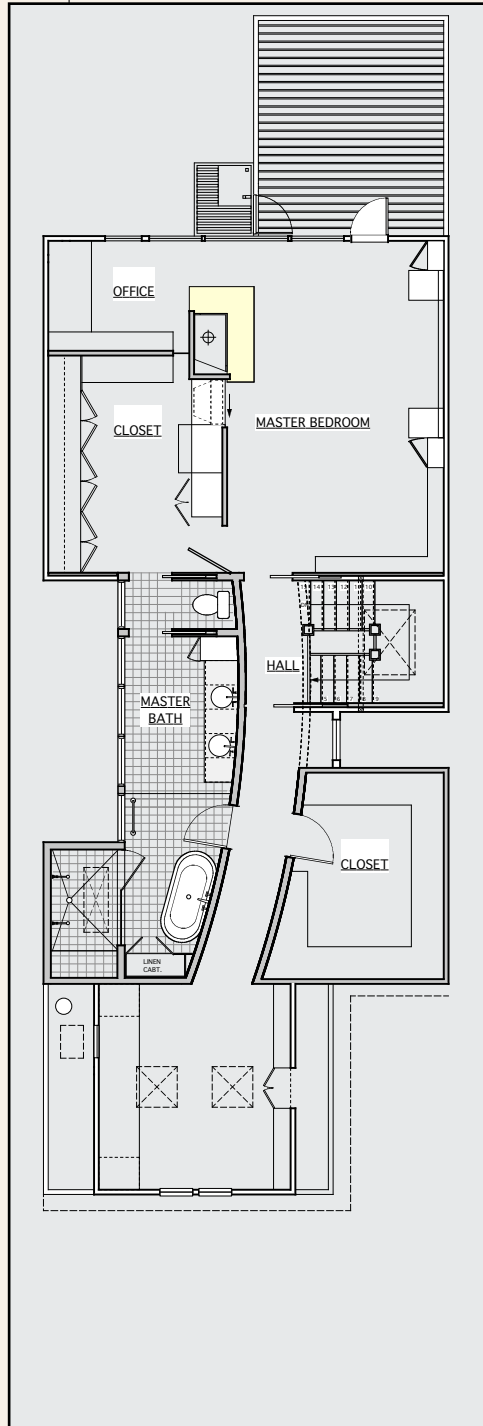
A LAUNDRY CLOSET with side-by-side washer/dryer and sink complete this level ideally set-up for practical family living.

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THIRD LEVEL



Ascend the staircase to the master hall exquisitely finished in Venetian plaster. The full floor MASTER SUITE provides a welcome sanctuary of relaxation with its impressive views of the Golden Gate Bridge & Marin headlands. The suite features a high ceiling, cozy gas burning fireplace, built-in desk alcove and, best of all, a terrace with sheltered glass and copper windbreak.

Luxuriate in the Zen style tiled MASTER SPA which features a translucent glass wall sheathed in opaque rice paper. Amenities include a double vanity, free standing deep tub, glass enclosed shower with super steam unit, towel warmer, WC and skylights. His and her separate DRESSING ROOMS feature ultra custom storage—wonderfully spacious!

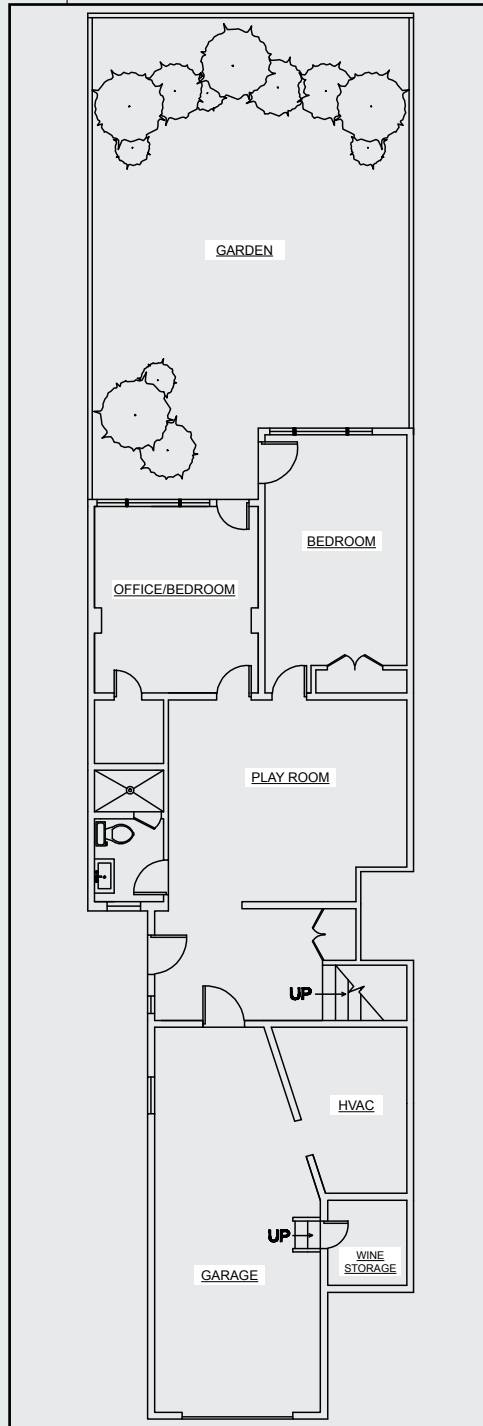
Light & bright south facing front room with peaked ceiling that may serve as a nursery; currently used as an office.

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GARDEN LEVEL



The full garden level features ample storage, GUEST/STAFF ROOM and BATH with shower, AT-HOME OFFICE with built-in desk & shelf system; one-car GARAGE with additional driveway parking.

OTHER

- Taxes will be reassessed upon the sale to approximately 1.141% of the purchase price.
- Prospective Buyers are advised to review, prior to any offer, the Property Disclosure Package available on request.





